



PROPOSED NURSING HOME FACILITY

OCCUPANT USE: S-2/R-2  
BUILDING TYPE: IIA & VA  
BUILDING HEIGHT: 3 STORIES = 42'  
BUILDING SETBACKS:  
FRONT: 47'-6"  
SIDE: 17'-4"  
REAR: 169'-0"

FIRE SPRINKLER TYPE 13

PROPOSED BUILDING SQUARE FOOTAGE  
FIRST FLOOR: 22,813 S.F.  
SECOND FLOOR: 24,042 S.F.  
THIRD FLOOR: 24,042 S.F.  
TOTAL: 70,897 S.F.

ZONING AND LAND REQUIREMENTS

EXISTING LAND USE: NURSING HOME

MIN. LOT SIZE: 7,200 S.F.

PROPOSED LOT SIZE: 93,452 S.F.

REQUIRED YARDS  
FRONT: 20'-0" - 47'-6"  
SIDE: 10'-0" - 17'-4"  
REAR: 10'-0" - 169'-0"

MAX. LOT COVERAGE: 70%

LOT COVERAGE CALCULATION:

LOT COVERAGE = BUILDING S.F. (22,813) / LOT S.F. (93,452 S.F.)  
LOT COVERAGE = 24.4 %

HEIGHT OF STRUCTURE: PR ZONE 30'-0" \*SEE NOTE 5

5. WITHIN THE PRA 1.8 ZONE, THE MAXIMUM BUILDING HEIGHT OF A STRUCTURE MAY BE INCREASED TO 60 FEET ABOVE AVERAGE BUILDING ELEVATION IF:  
A. ALL REQUIRED YARDS ARE INCREASED BY ONE FOOT FOR EVERY TWO FEET OF HEIGHT ABOVE 38 FEET;  
B. BUILDINGS MAY NOT EXCEED THREE STORIES; AND  
C. ROOFTOP APPURTENANCES MAY NOT EXCEED THE MAXIMUM HEIGHT AND ARE SCREENED WITH SLOPED ROOF FORMS.

BUILDING HEIGHT CALCULATION:

INCREASED DISTANCE = 17'-4" TO BUILDING - 10'-0" SETBACK MIN.  
INCREASED DISTANCE = 7'-4"

ADD. HT PAST 35'-0" = 2 FT PER INCREASED FOOT X 7'-4" INCREASED DISTANCE  
ADD. HT PAST 35'-0" = 2 FT PER INCREASED FOOT X 7'-4" INCREASED DISTANCE  
ADD. HT PAST 35'-0" = 14'-8"

TOTAL ALLOWABLE BUILDING HEIGHT = 35'-0" + 14'-8" INCREASE  
TOTAL ALLOWABLE BUILDING HEIGHT = 49'-8" MAX

LANDSCAPE CATEGORY: C

SIGN CATEGORY: B

REQUIRED PARKING SPACES: 1 STALL PER UNIT

PARKING CALCULATION:  
TOTAL STALLS REQUIRED = 1 STALL PER UNIT X 80 UNITS  
TOTAL STALLS REQUIRED = 80 STALLS

PARKING PROVIDED: 80 TOTAL STALLS (78 STANDARD + 2 HANDICAPPED)

UNIT DENSITY CALCULATION:  
MAX UNIT COUNT FORMULA:  
1,800 SQ.FT. PER UNIT (ASSISTED AND NURSING COUNT 2 BEDS PER UNIT)  
(93,452 S.F. / 1,800 S.F.) X 2 = MAX UNIT COUNT  
(51) X 2 = MAX UNIT COUNT  
102 = MAX UNIT COUNT

PROPOSED UNIT COUNT: 80 UNITS

Revisions

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Drawn By: DJM/MUC  
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Drawing Title: PROPOSED SITE PLAN

Sheet No.

A1.1